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Department of Planning & Zoning**

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STAFF REPORT 2005-2006 AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): Mt. Vernon

APR ITEM(S): 05-IV-5MV

NOMINATOR(S): Lisa M. Chiblow for Christopher Land, LLC

ACREAGE: 9.4 Acres

TAX MAP I.D. NUMBERS: 101-4((6))8,8B,8C,8D,9A,9B,9C,9D

GENERAL LOCATION: NW quadrant of the intersection of Central Avenue and Maury Place

PLANNING AREA(S): IV

District(s): Mount Vernon

Sector: Mount Vernon (MV7)

Special Area(s): N/A

ADOPTED PLAN MAP: 2-3 dwelling units per acre (du/ac)

ADOPTED PLAN TEXT: Residential use at a density of 2-3 du/ac.

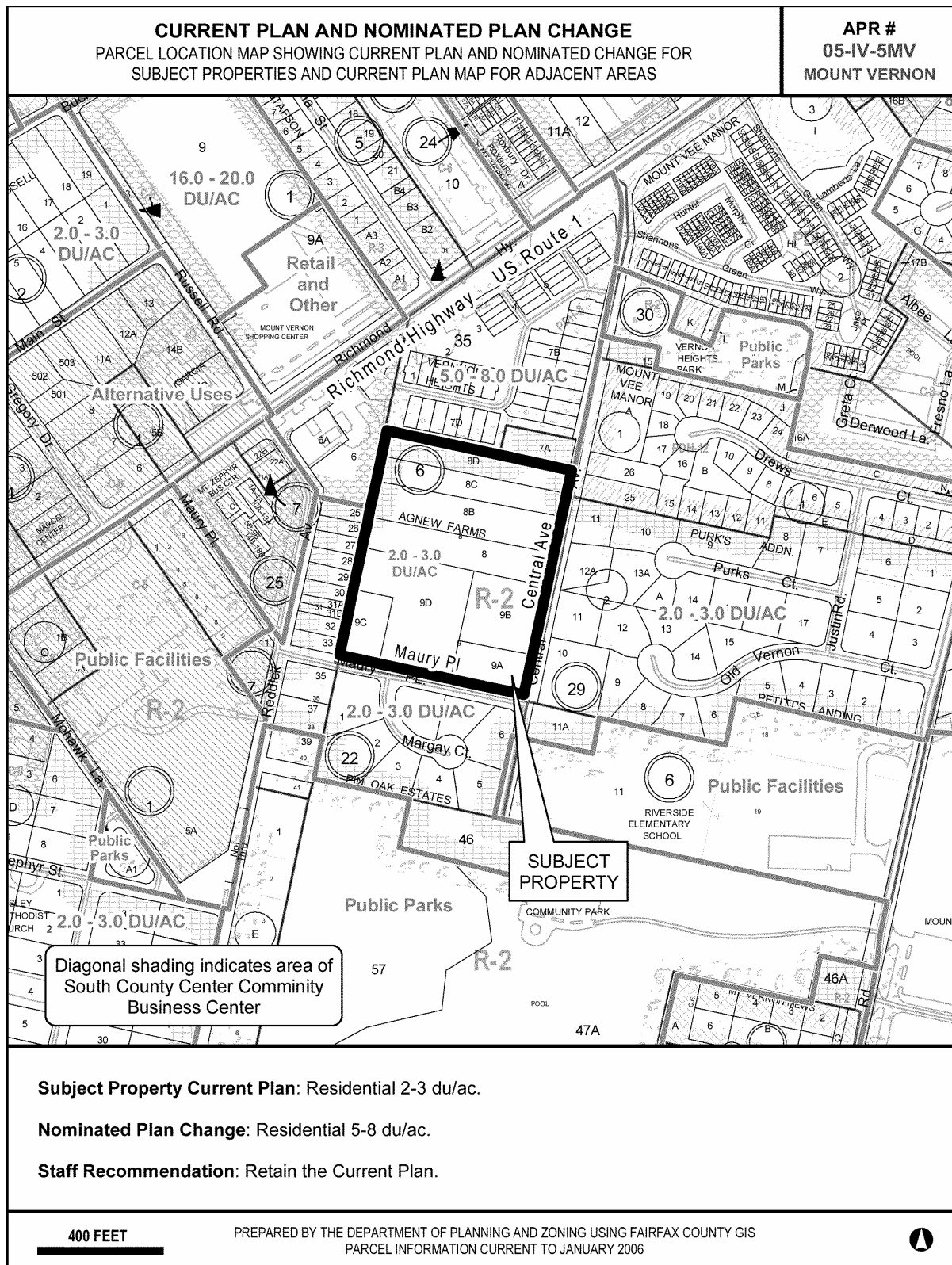
PROPOSED PLAN AMENDMENT: Residential use at a density of 5-8 du/ac.

SUMMARY OF STAFF RECOMMENDATION:

_____ Approve Nomination as Submitted

_____ Approve Staff Alternative

 X Retain Adopted Plan



CONTEXT

General Location:

The subject parcels are located northwest of the intersection of Central Avenue and Maury Place in the Mount Vernon Planning Sector, MV7.

Planned and Existing Land Use and Zoning

Subject Property: The subject property consist of 9.4 acres (Tax Map 101-4((6))8,8B,8C,8D,9A,9B,9C,9D). The Comprehensive Plan designates this area for residential development at 2-3 du/ac and the current zoning is R-2. The majority of the property is also within the Highway Corridor Overlay District. There are seven single family homes on the eight subject parcels.

Adjacent Area:

North: The area north of the subject property is planned for 5-8 du/ac and is in Area 10 of the Suburban Neighborhood Areas between Hybla Valley/Gum Springs and Woodlawn CBCs. The area is currently being developed with 47 single family and townhouse units at an overall density of 6.09 du/ac. The area is zoned PDH-8, and there is one parcel zoned R-2.

West: The area west of the subject property is planned for 2-3 du/ac and zoned R-2. A small portion along the northwest side is planned for 5-8 du/ac and zoned C-8.

South: The subject property is bounded to the south by Maury Place. To the south of Maury Place, the area is planned for residential use at 2-3 du/ac and has developed under R-2 zoning.

East: The subject property is bounded to the east by Central Avenue. To the east of Central Avenue, the area is planned for 2-3 du/ac and is developed under R-2 zoning.

PLANNING HISTORY

In 1997, the Comprehensive Plan was amended to change the Plan designation for the properties to the north from 2-3 du/ac to 5-8 du/ac and incorporate them into Area 10 of the Suburban Neighborhood Areas between Hybla Valley/Gum Springs and Woodlawn CBCs. The APR Task Force and Staff supported the amendment based on the rationale that the former land unit was “a single row of narrow parcels” that were “not deep enough to be able to create a viable residential community set back from the highway.” In addition, the parcels were “vacant and could provide access for this community from Central Avenue.”

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area IV, 2003 Edition, Mount Vernon Planning District as amended through 4-25-05; MV7-Mount Vernon Community Planning Sector, Land Use Recommendation #1, page 150:

- “1. Residential development at 2-3 dwelling units per acre is planned for parcels along both sides of Central Avenue, along Old Mount Vernon Road north of Riverside Elementary School and along the west side of Mount Vernon Highway between Parcel 101-4((1))18A and Parcel 101-2((1))29A. Only a short distance separates the properties from Richmond Highway. Consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property should be provided.”

The adopted Plan Map shows this area planned for residential use at a density of 2-3 du/ac.

NOMINATED PLAN AMENDMENT

The nomination proposes to increase the Comprehensive Plan Map designation from 2-3 du/ac to 5-8 du/ac on the 9.4 acre subject area, increasing the potential number of residential units from 28 to 75.

ANALYSIS

Transitional Density

At the high end of the current Plan density of 2-3 du/ac, the subject properties could redevelop with up to a total of 28 residential units. The proposed maximum development potential of 8 du/ac represents more than a three-fold increase over the low end of the adopted Plan range of 2-3 du/ac. The area to the north is developing at the lower end of the Plan range of 5-8 du/ac. Development should transition from higher intensities closer to Richmond Highway to lower intensities to the south. It would be inappropriate for this area to develop at or above the density to the north.

Land Use Compatibility

The subject area is oriented to both Central Avenue and Maury Place. The neighborhood developments facing the subject properties to the east and south have developed at 2 du/ac. It would be incompatible for the subject area to develop at a substantially higher density than these other neighborhoods with which it has close association.

Schools

The impacted middle and high schools are not experiencing any capacity deficiencies. The elementary school, however, has a current capacity deficit of 91 students which is projected to remain through the 2010-11 school year. Development under the current Comprehensive Plan

recommendation of 2-3 du/ac would result in 8-13 new students. Development at the proposed plan range of 5-8 du/ac could result in 17-28 students.

School Pyramid	9/30/05 Capacity	9/30/05 Membership	2006-2007 Membership	Memb/Cap Difference 2006-2007	2010-2011 Membership	Memb/Cap Difference 2010-2011
Mt. Vernon HS	2550	1725	1706	844	1788	762
Whitman MS	1000	945	925	75	908	92
Woodley Hills ES	470	559	561	-91	570	-100

PROPOSED PLAN RESIDENTIAL 5-8 du/ac

SCHOOL LEVEL	UNIT TYPE / TOWN HOUSE RATIO	MIN. NUMBER OF UNITS	MINIMUM STUDENT YIELD	MAX. NUMBER OF UNITS	MAXIMUM STUDENT YIELD
ELEMENTARY	0.21	47	10	75	16
MIDDLE	0.053	47	2	75	4
HIGH	0.109	47	5	75	8

Parks

The Mount Vernon Planning District is served by 34 Local Parks and 3 District and Countywide Parks totaling 572 acres. Facilities within these parks do not meet standards established by the Park Authority through the Needs Assessment study. Below is a table illustrating areas in which the Planning District is deficient in park facilities:

Park Facility	2004 Deficiency	Projected 2015 Deficiency
Local Parkland	52 acres	132 acres
District and Countywide Parkland	767 acres	975 acres
Rectangle Fields	14	20
Adult Baseball	1	2
Adult Softball	3	4
Basketball Courts	32	40
Playgrounds	0	1

These deficits have a severe impact on the ability of the Park Authority to provide quality recreational services to the residents of Mount Vernon Planning District.

The proposed increase in local population increases the public need for park and park facilities. These pressures impact the Park Authority's ability to provide quality services to residents in Mount Vernon Planning District and throughout the county. Opportunities to mitigate these

impacts may be found at existing parks in the Planning District or through the provision of usable parkland dedication.

Cultural Resources

The Park Authority is responsible for protecting cultural resources throughout the County on both public and private land. This property is located near Gum Springs and has a moderate potential for significant historic archeological resources associated with the important community of Gum Springs. This property should be surveyed, using a scope of services approved by the county, prior to any development. Should any significant resources be found, those resources should be conserved or the adverse impact of any redevelopment mitigated.

Trails

The Countywide Trails Plan map identifies a Pedestrian trail to be located along Central Avenue and Maury Place. Safe pedestrian connections to nearby George Washington Park and any existing or planned trails should be provided and coordinated with the Fairfax County Park Authority.

Transportation

The nomination proposes to amend the Plan for a 9 acre property from a planned density of 2-3 du/acre to 5-8 du/acre. This change would generate approximately 450 more daily trips, 35 more AM peak hour trips, and 47 more PM peak hour trips over current plan levels. These potential increases in trip generation would represent a modest traffic impact that would require some improvements to the existing roadway system in the area, such as widening the narrow roads.

RECOMMENDATION

The subject area is a part of a mature stable neighborhood. The area is currently developed with seven single family homes. Under the current R-2 zoning, it could be developed with 18 units. If rezoning at the high end of the Plan range of 2-3 du/ac were approved, 28 units could be developed. Recent rezoning to allow higher density residential development to the north of the property does not represent a significant change in circumstances to support amending the Plan recommendations for this area. Areas to the east, south and west of the subject area remain planned for 2-3 du/ac and developed at 2 du/ac. The subject property helps to establish a transition from the higher intensities along Richmond Highway to the lower intensities to the south.

For the reasons noted above, Staff recommends retaining the current Comprehensive Plan.